

COLBY

Development, LLC

FOR LEASE 4233 LAKE AVENUE, BLASDELL, NY 14219

\$15.00 - \$18.00/SF NNN
1,000 to 5,200 SQFT
Medical – Office - Retail

Excellent location. Only two suites left. Suite on Lake Avenue can be designed with retail entrance. Common corridor connects existing tenants for interior access. Suite #3 is approximately 1,500 sqft. Suite #4 is approximately 3,700 sqft and can be divided.



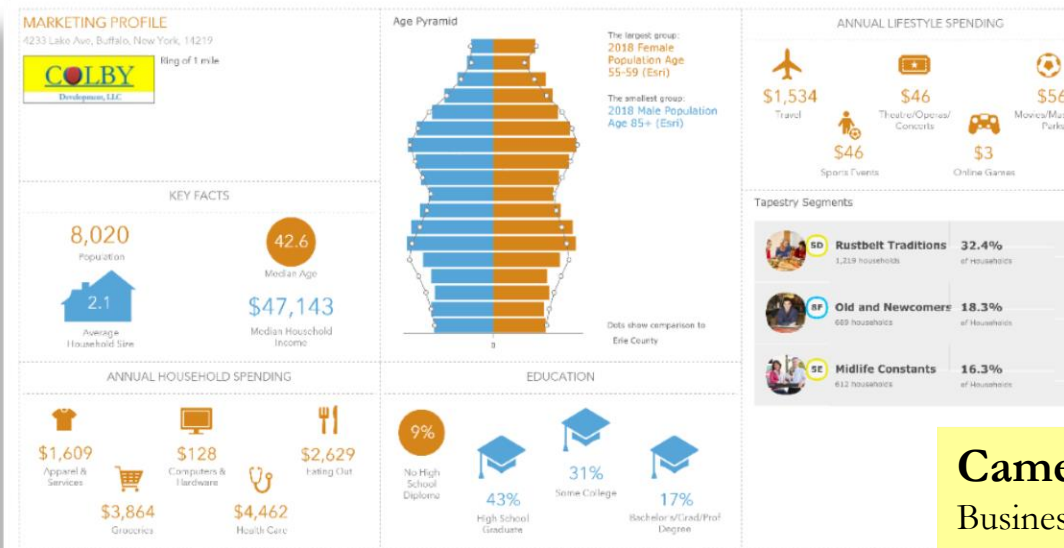
Excellent Location & Visibility

- Lake Avenue just East of South Park Avenue, Route 62
- In a Retail Corridor
- .6 Miles to Milestrip Parkway, Route 179
- 1. Miles to I-90
- 1.3 Miles to Lake Shore Road, Route 5
- 13.6 Miles to I-290
- 16.1 Miles to Buffalo Niagara International Airport
- 8.9 Miles to I-190
- 8.4 Miles to Downtown Buffalo

Current tenant daily foot traffic of 200 Plus and growing!

Opportunities & Assets

- Efficient office floor plan
- Convenient and ample parking
- Professional office atmosphere
- Established location
- Unit Signage exposure



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